

(Name) Harrison and Conwill

Jefferson Land Title Service Co., Inc.

(Address) Columbiana, Alabama 35051

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Austin Mitchell and wife, Cora B. Mitchell

(herein referred to as grantors) do grant, bargain, sell and convey unto

Basil R. Smith and Lewis C. Franks

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 19 according to Mitchell Subdivision, Wilsonville, Alabama, as shown by
map recorded in Map Book 4, page 41 in the Probate Office of Shelby County, Alabama.

BOOK 296 PAGE 568

19760120000003610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/20/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JAN 20 PM 10:57
Seal fee 1.00
Camey J. McArthur
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this
day of January, 19 76

WITNESS:

(Seal)

Austin Mitchell

(Seal)

(Seal)

Cora B. Mitchell

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Austin Mitchell and wife, Cora B. Mitchell whose name s. are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of January, A. D., 19 76

Form ALA-31

Notary Public

Notary Public